

Approved
SPECIAL MEETING
November 21, 2013

The Wethersfield Town Council held a meeting on Thursday, November 21, 2013 at 7:15 p.m. in the Council Chambers, 505 Silas Deane Highway, Wethersfield.

Present: Councilors Hemmann, Hurley, Martino, Rell, Roberts, Deputy Mayor Barry, and Chairperson Montinieri. Absent: Councilors Kotkin, Manousos.

Also present: WHS/Hammer Building Committee - Christine Fortunato, Chairperson, Peter Gardow, Diane Fitzpatrick, Daniel Camilliere, Frank Dellaripa; Lorel Purcell, project contractor from O&G Industries, Sally Katz, Director of Physical Services represented the Town, Polly Moon, Board of Education member, Jeff Bridges, Town Manager, and Dolores G. Sassano, Town Clerk.

The Building Committee started their meeting prior to the Town Council Special Meeting to vote on and recommend a bid package to the Council.

Ms. Purcell presented her recommendation to award the trade package for abatement and demolition:

- Abatement and demolition portion of the project

- *take care of the PCB's that are in the building, the entire building

- *work will be done in phases -this particular contractor will be back at least 5 -7 more times always when school is not in session to do the abatement work

There were four bidders with a range from \$6,750,000 to \$3,666,666. They spoke with the Manafort Brothers, went through the drawings and made sure they understood the project, which they did. They did the same with Southern Middlesex Industries. Ms. Purcell explained they went through the drawings and made sure they carried what they are supposed to carry. She stated they negotiated some unit prices with them. We know they can get the job done; of particular interest to the project is the first wave that has to happen over Christmas holiday. They can't skip a beat with what has to happen. There is quite a bit of work and we need to be able to get in and get done and have clean air well before January 2, when school returns. They came in with a plan on how they are going to get the work done and we felt comfortable with their plan, so we are recommending Southern Middlesex Industries low bid for \$3,666,666. Ms. Purcell stated they also had given pricing for alternates: Alternate #6 of \$0 dollars so we would say that you should award the contract including that. Alternate #6 is to add the Auditorium Mezzanine in. Bidders saw it differently as far as what work was to be included in the auditorium. She added that this contractor saw it that it was just a little bit more demolition but it wasn't going to impact when they were going to do it, they were going to do it anyhow with the base bid and to do the little bit extra that was with the auditorium mezzanine wasn't going to cost any more money. She stated their paperwork is in line; it is believed the work will be completed within the timeframe available.

BIDS

Councilor Roberts moved **"TO ACCEPT SOUTHERN MIDDLESEX INDUSTRIES, INC.**

Approved

TOTAL BID OF \$3,666,666.00, WHICH INCLUDES ALTERNATE NO. 6, AND IS THE LOWEST QUALIFIED RESPONSIVE BID", seconded by Deputy Mayor Barry.

Donna Hemmann asked Laurel what amount was in the budget that was recommended from your project estimate. Ms. Purcell it is in a letter attached located at the top; it was \$3,829,703, bid is slightly under.

Councilor Hurley commented that from their website, it looks like they do a lot of asbestos abatement work and asked if Lorel got some recommendations from them about the places they've done. Ms. Purcell responded yes she did not see that evidence either in what they gave for the formal proposal. The night the bids came in she told them they need to have done work on PCBs and you need to bring those references with you at tomorrow's meeting. They did, and in talking about his experience on those projects at the meeting, Fuss & O'Neill was also at the meeting, we knew he was well versed, well familiar with the PCB abatement that he was going to be experiencing on this project. So, yes I have a separate list of projects they have worked on with PCB abatement. Sally Katz, Director of Physical Services represented the Town.

Councilor Hurley asked if some of them were larger projects. Ms. Purcell responded yes and that was another concern of hers because we have quite a large project and again the projects they listed on the proposal were not of our magnitude. Lorel said that she told them that they need to show a school and work that is of our size and that is what he brought in, the next set.

Mayor Montinieri asked where Southern was located. Ms. Purcell responded they are in Massachusetts.

Mayor Montinieri asked if she knew what town. Ms. Purcell responded that she did not know.

Mayor Montinieri asked when the work will actually start. Ms. Purcell responded December 20th.

Commissioner Barry asked if this was the PCB and asbestos. Ms. Purcell responded yes PCB, asbestos and some selected demolition.

All Councilors present, including the Chairperson voted AYE. The motion passed 7-0-0.

Christine Fortunato asked for some extra time to get additional bids for the mason and electrical work and asked if December 4th or 5th would be ok instead of December 2nd. Mayor Montinieri responded that that would be fine and that they will make it work.

ADJOURNMENT

At 7:20 p.m., Councilor Roberts moved **"TO ADJOURN THE MEETING"** seconded by Councilor Martino. All Councilors present, including the Chairperson voted AYE. The motion passed 7-0-0.

Dolores G. Sassano
Town Clerk

Approved by Vote of Council
December 2, 2013